

January 19, 2022

175-23 Approval Criteria

C. Criteria Required for Consideration of a Conditional Use Permit:

1. Site suitability: the site as a whole is .44 acres and is currently occupied by a 10,776sq ft building standing 3 story's above grade and 1 story (basement) below grade. The site also has a paved parking area adjacent to the building that has 25 parking spaces.
 - a. The property has dual entrances to the parking area via Old Landing Rd and Dover Rd, pedestrian traffic is easy as there is plenty of open space and a sidewalk along Dover Rd.
 - b. All services are currently available and will adequately service the property.
 - c. As we are not adding to or changing the footprint of the building there will be no change to the environmental constraints of the property.
 - d. The property is serviced by the Town water/sewer system and has adequate electrical service supplied by Eversource.
2. The current property as it exists is an 8 unit 2 bedroom property. The proposed renovation is to add two new apartments with 4 bedrooms each. This addition does not add any additional square footage to the footprint of the building and utilizes a very large attic/third floor. To accommodate the living space of the third floor a series of four dormers on the front and back of the property will be added. As you can see from the attached renderings, the renovations greatly improve and enhance the shape and appearance of the property.
3. As mentioned earlier, the current use of the property is residential apartments and the proposed use is residential apartments with the addition of two units. The site, with the exception of the exterior improvements, will essentially remain the same with regard to access, parking, and pedestrian traffic, although now it will be owned and managed by a local professional property management company.
4. As seen from the renderings, all of the renovations ie: dormers, clapboards, cedar shakes, thicker trim boards, heavier soffit lines, new front porch all enhance the exterior which as it currently exists is a very simple rectangular box with a moderately pitched roof.
5. This project does not change the existing conditions that currently exist on the property and therefore does not affect the surrounding natural, cultural, historic, and scenic resources.
6. This project is currently assessed and taxed on a value of \$969,700. With the proposed renovations to included, two additional apartments, alarm system, sprinkler system, and exterior renovations, and adding a local professional management company the value will increase significantly and not have a negative impact on the surrounding properties.

7. The availability of public services ie: water, sewer, police, and fire are more than adequate for this size project as it is only adding 8 additional residents. Currently and proposed none of the residents will be attending the local Oyster River School District.
8. The Fiscal Impact of the project will be positive as it will ultimately create a larger tax bill, minimal if any additional police or fire needs, and no additional children in the local school district